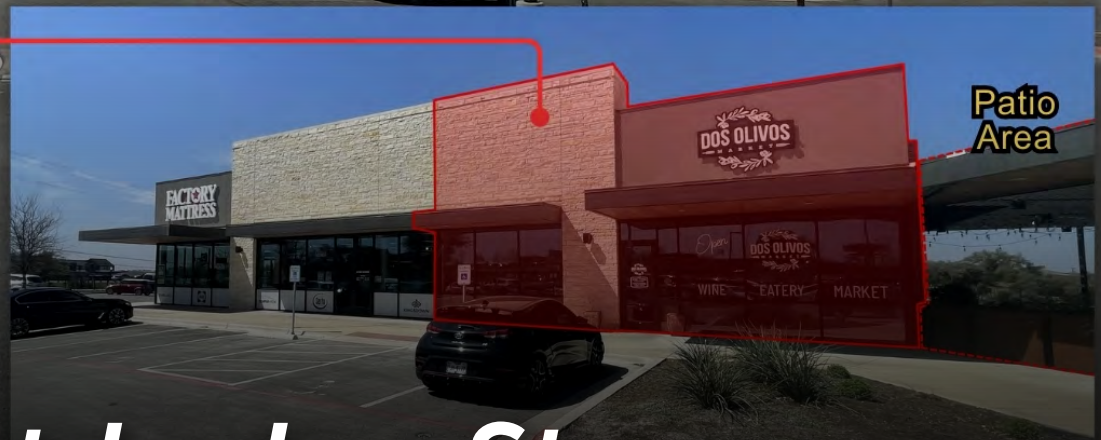




AVAILABLE: 2,910 SF
2nd Gen Restaurant w/Patio



Shops at Ledge Stone

Dripping Springs, Texas



- 2,910 SF 2nd gen end-cap at grade level to Hwy 290 – Contact broker for timing
- Exceptional visibility to all directions of traffic - Easy ingress/egress to the property
- Belterra Village across the road averages over 200,000 visitors per month
- HEB nearby is the only HEB for over 5 miles in any direction
- Very affluent demographics in the Trade area with rapid home growth



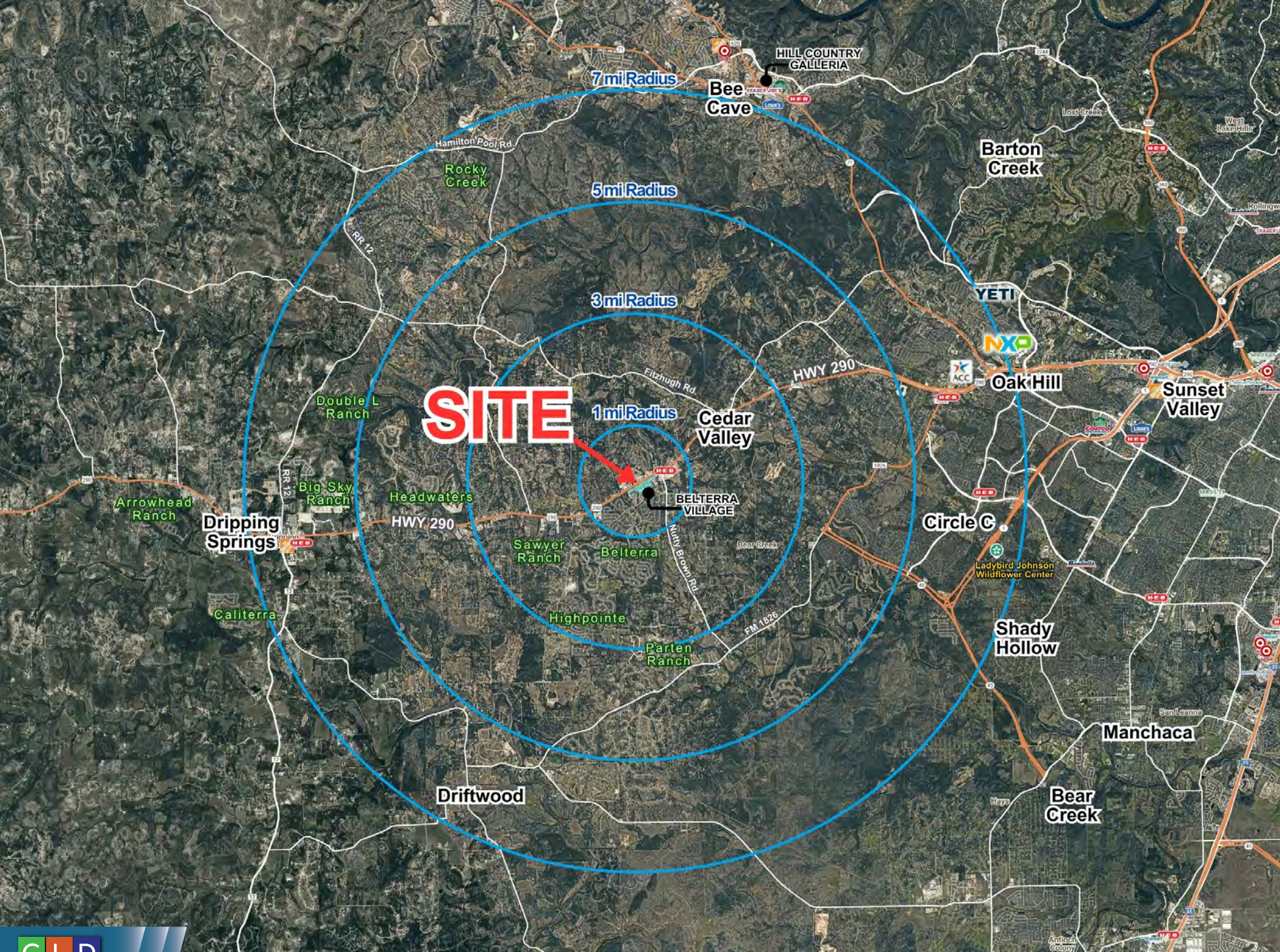
1 mile	3 mile	5 mile
6,261	18,776	43,547



1 mile	3 mile	5 mile
2,809	6,744	14,769



1 mile	3 mile	5 mile
\$205,034	\$220,918	\$213,628





1 mi Radius

CEDAR VALLEY VILLAGE
Summer Moon COFFEE
McCoy's BUILDING SUPPLY

Ledge Stone
270 Homes

SHOPS AT LEDGE STONE
SITE

HWY 290

H-E-B

LEDGESTONE EAST

TX DOT Facility

BELTERRA VILLAGE

HWY 290

SAWYER RANCH RETAIL
Frost

Belterra
2,000+ Homes

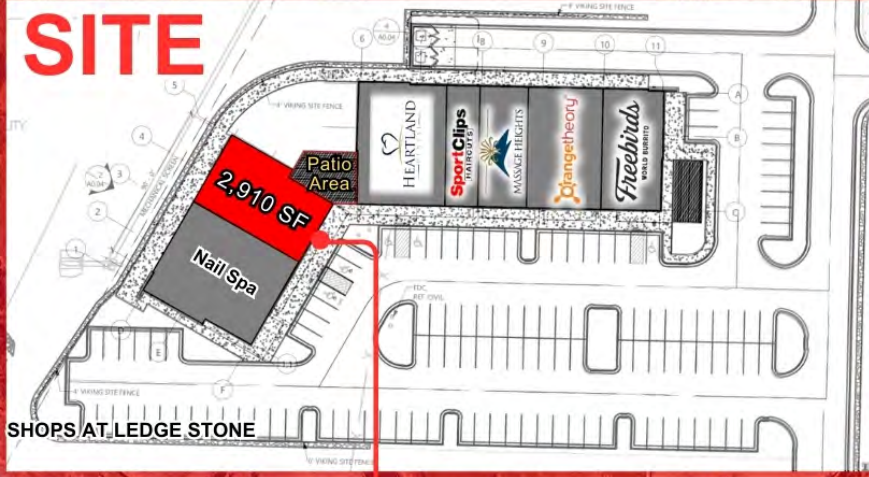
1 mi Radius



Shops at Ledge Stone, Dripping Springs TX

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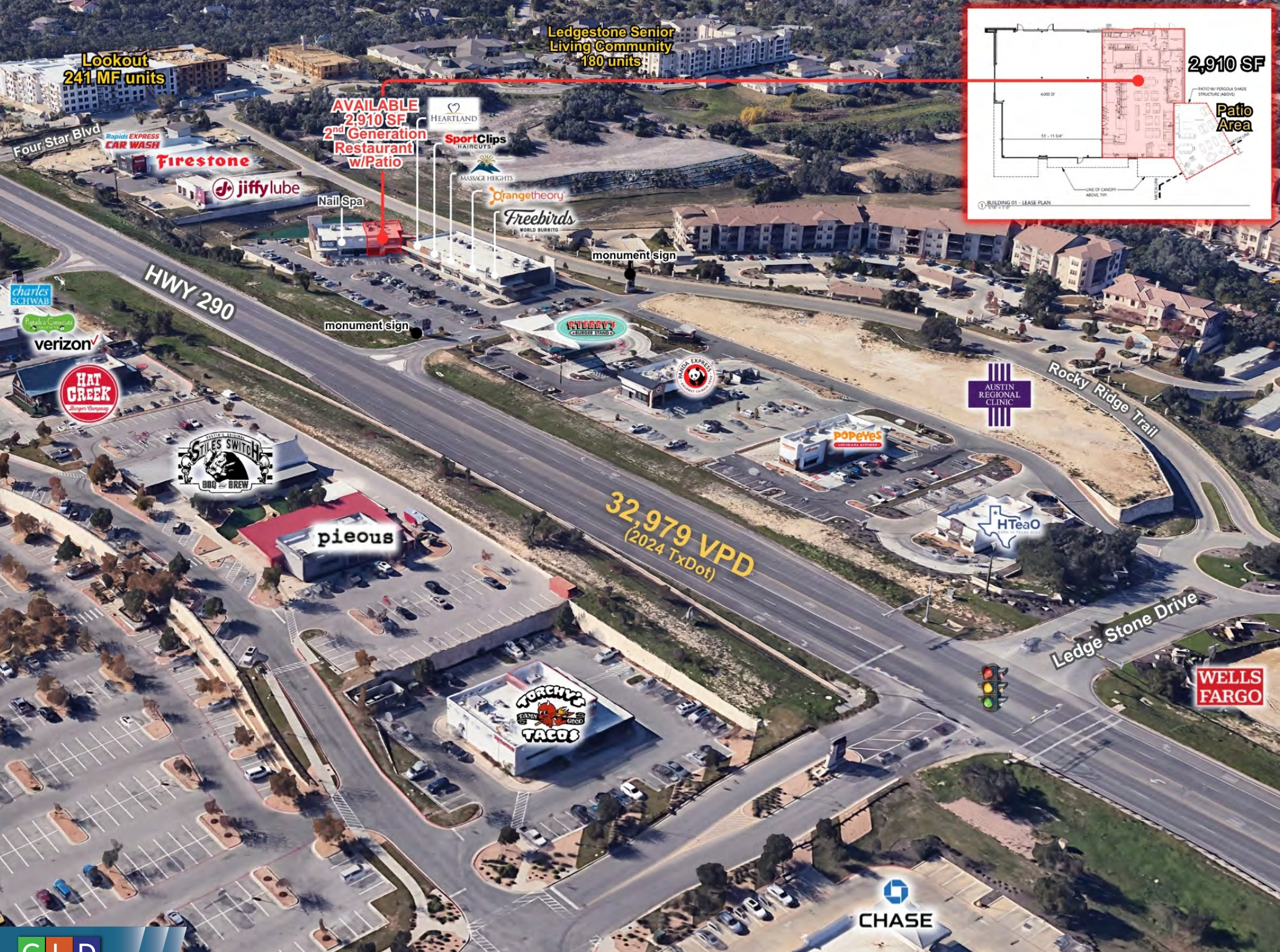
SITE



AVAILABLE: 2,910 SF
2nd Gen Restaurant w/Patio

Anthem at Ledge Stone
292 MF units









**2,910 SF 2nd
Gen Restaurant
+ outdoor patio**



